

354 Palisades Rd, Brant Lake, NY 12815 (Horicon)

Island House Estate

www.IslandHouseEstate.com

Detailed Description

PROPERTY DESCRIPTION:

A historic Adirondack legacy, the Island House Estate offers a rare, charming foothold on the shore of 5-mile Brant Lake. Including four islands, four residences, and a combination of equestrian and lakefront amenities, the estate spans 212+ acres and over ½ mile of shoreline. Built in 2007, the 5,414 sq. ft., 4-bedroom Main House sits at the properties foreground, featuring a hybrid truss and timber frame construction, a chef's kitchen, a Great Room with a stone gas fireplace, and an expansive primary suite with lake views, a sitting room, and a custom office. A 44' screened deck is perfect for Adirondack summer living, and a detached oversized garage includes a 972 sq. ft. one-bedroom apartment complete with central air. Below, a private game room provides great opportunities for entertainment. The centerpiece of the estate, the historic 6-bedroom Island House, built in 1886, occupies its own island, with a five-slip dock, Italian fireplace, and newly renovated chef's kitchen. Surrounding porches, both screened and open, take full advantage of the Adirondack skyline. The 6-bedroom Lakeside House, converted from a barn built in 1800, rounds out the property's residences with beautiful woodwork and uninterrupted views of the beautiful Brant Lake. Additional dwellings include the 2-bedroom Caretaker House with a private dock and a Lakeside Garage efficiency apartment. Equestrian amenities include a 4-stall barn with a hayloft, four paddocks, many acres of riding trails, and an outdoor riding arena (336' x 221'). A Har-Tru clay tennis court, original Great Camp-era log pergola, private sandy beach, and 7-slip dock complete the grounds, with an additional 3-bay garage and tool shed providing added storage and convenience. The timeless estate lies in the perfect location, midway between Lake Placid and Saratoga Springs. Purchase price includes: Parcel 72.5-1-8.1 (10.72 acres), Parcel 72.5-1-8.2 (18.04 acres), Parcel 55.-1-8 (110.68 acres), Parcel 55.-1-9 (73.10 acres).

Details About the Property

Link to Documents

https://drive.google.com/drive/folders/1RlxH-4qivdD7x1rb34IB-iQIJx410N9c?usp=drive_link

Directions

I87 to Chestertown Exit 25. Take a right onto Route 8, and a left onto Palisades Road. Follow around the lake, (Palisades Road takes a right) and follow down to white pillars on the right.

All information deemed reliable but not guaranteed and should be independently verified.

Reason for selling

The sellers and their family have loved this legacy property for generations but it's now time for someone else to enjoy it.

ISLAND HOUSE ESTATE

- The Estate is comprised of over 212 connected acres with 150 acres of riding trails, ½ mile of shoreline on beautiful 5-mile-long Brant Lake.
- Four islands, one island with a 6-bedroom home built in the 1880's, which is called The Island House.
- The Main house is nearly 6000 sq ft, the residence showcases a distinctive Hybrid Truss and Timber Frame design—an enduring tribute to the craftsmanship and character of the region.
- From its private beach, Har-Tru Clay Tennis Court, to the Equestrian Barn and stables for four horses, and Outdoor Riding Arena 336' x 221'— you have it all!
- Legacy Estate
- Historic 6-bedroom home on an island built in 1886.
- Four islands
- Four homes
- Over ½ mile of shoreline
- Equestrian Stables, Outdoor Riding Arena 336' x 221'; 150 acres of trails
- Har-Tru Clay Tennis Court
- Original Pergola
- Proximity to Lake Placid and Saratoga is right in the middle – perfect location

MAIN HOUSE ON SHORE

Nestled along the storied shores of the Adirondacks, this architecturally significant estate represents the pinnacle of refined lakeside living. Designed by the renowned Saratoga Springs firm **Balzer and Tuck** and masterfully constructed in 2007, the residence showcases a distinctive Hybrid Truss and Timber Frame design—an enduring tribute to the craftsmanship and character of the region.

Spanning 5,414 square feet of meticulously appointed living space, the main house offers four bedrooms and three and a half baths, each room thoughtfully designed to capture the natural beauty that surrounds it. At the heart of the home, a timber-framed Great Room anchored by a commanding stone gas fireplace invites gatherings both intimate and grand, while hardwood floors flow seamlessly throughout.

The chef's kitchen is a study in elegant functionality, featuring granite countertops, a generous stainless-steel center island, and a butler's pantry adjoining the formal dining room. Large

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accordion-style doors open from the dining room onto a 44-foot fully screened deck—creating an effortless transition between indoor sophistication and classic Adirondack summer living.

The expansive primary suite is a private retreat unto itself, graced with sweeping views of the lake, a separate sitting area warmed by a stone gas fireplace, his and hers closets, and a custom office with built-in desk. Three additional bedrooms occupy the second floor, offering gracious accommodations for family and guests alike.

Beyond the main residence, an oversized detached garage (36' × 27', 972 sq. ft.) is crowned by a charming one-bedroom, one-bath apartment with central air—ideal for guests, extended family, or staff. A dedicated mechanical room is conveniently tucked off the garage.

The exterior is a timeless composition of white painted cedar-clapboard siding set upon a foundation of locally sourced granite. Manicured landscaping, handcrafted stone walls, and a full irrigation system complete this exceptional offering.

An Adirondack legacy residence where architectural distinction meets the timeless allure of the lake.

Lot/Location

- Designed by [Balzer and Tuck](#), Renowned Architects from Saratoga Springs, NY
- Built in 2007 with a unique Hybrid Truss and Timber Frame construction

Interior

- 5414 sq. ft. of interior living space
- 4 bedrooms with 3 ½ baths
- First floor primary wing is expansive with bedroom, living room with stone gas fireplace, his and her closets and a large office with an abundance of built in cabinets and desks
- 44' deck with full screening for Adirondack summer living
- Timber framed Great Room with Stone Gas Fireplace
- Hardwood floors throughout
- Hybrid Truss and Stick-Framed Roof Structure
- Chefs Kitchen
 - Granite counters
 - Large stainless-steel island in center
 - Butler's Pantry off Dining Room
- Formal Dining room with large accordion style doors that open to the screened in porch
- Expansive Primary bedroom suite
 - Views of the lake
 - Separate sitting area with stone gas fireplace
 - His and hers closets
 - Large custom office with desk

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- Three additional bedrooms on the second floor

Detached Garage w/Apartment above

- Oversized Garage, 36' x 27', 972 sq. ft.
- Apartment, 1 bed/1 bath
- Mechanical room is off the garage
- Central Air

Exterior

- White painted Cedar-Clapboard siding
- Locally sourced granite on foundation
- Oversized two car garage with one bedroom apartment above w/central air
- Irrigation system
- Beautiful landscaping and stone walls

Har-Tru Tennis Court

- [Har-Tru tennis courts](#) are the world's leading brand of American green clay, made from crushed, angular volcanic stone. Known for being faster-drying, cooler in summer, and gentler on joints than hard courts, they provide a consistent, slightly slower surface that encourages longer rallies and strategic play.
- Regulation size court - 120' x 60'
- Water fountain from drilled well
- Shed houses the tennis court nets, roller for clay court. *They have someone from Vermont who annually draws the regulation lines on the court.*

ISLAND HOUSE

Lot/Location

- Built in 1886 on its very own island and surrounded by 3 more islands
- Expansive stake dock structure that will accommodate five full size boats

Interior

- 4122 sq. ft. of interior living space
- Original woodwork throughout the house
- Dutch doors throughout
- Wrap around covered porch and uncovered porch
- Huge screen room with 360 degree lake views
- 6 bedrooms with 3 1/2 baths
- Fireplace, imported from Italy

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- Original Pine floors lovingly restored
- Brand new gorgeous Chef's kitchen
 - GE Electric Range with double-oven/Air-Fryer
 - Stainless steel Refrigerator, French door style
 - Stainless Steel Farm Sink
 - Stainless Dishwasher, Kitchen aid
 - Countertop microwave
 - Granite Counters
 - Marble Mosaic Backsplash
- Formal Dining room with custom built table that seats 22
- Flagstone patio/walkway surrounding the house
- Stone foundation
- Outdoor shower

Exterior

- White painted clapboard

LAKESIDE HOUSE

Lot/Location

- Built in 1800 Originally as a barn

Interior

- 2595 sq. ft. of interior living space
- Oversized porch with mahogany floors overlooks the lake
- 6 bedrooms with 3 full baths
- Hardwood, carpet and tile floors
- Kitchen with separate breakfast area
- Formal Dining area connected to the main living room
- Expansive Primary bedroom suite
 - Views of the lake
 - Stone gas fireplace (not currently functioning)
 - His and hers closets
 - Large custom office with desk
- Four bedrooms on the second floor

Exterior

- Asphalt Shingled roof – approx. 20 years old
- White painted clapboard
- Beautiful porches and patios surround the property

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LAKESIDE GARAGE w/APARTMENT

Lot/Location

- Built in 1975
- Close to the waterfront

Interior

- Size is 24' x 36'
- Concrete floor
- Rustic one bed/one bath apt on second floor- 864 sq. ft.
- Bathroom on first floor in the rear – not operational

Exterior

- Asphalt Shingled roof – approx. 20 years old
- White painted clapboard

CARETAKER HOUSE

Lot/Location

- Built in 1957
- Lakeside with its own dock

Interior

- 1020 sq. ft. of interior living space
- Nice Breezeway leading to the garage
- One car attached garage
- 2 bedrooms with 1 full bath
- Hardwood, carpet and tile floors
- Kitchen with separate eat in area
- Living Room
- Lower level
 - Finished with two rooms
 - Full bathroom

Exterior

- Asphalt Shingled roof – approx. 20 years old
- White painted clapboard
- Beautiful deck overlooking the lake

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PERGOLA w/DOCKS & BEACH

- The Pergola is original to the property – it's one of the last left in the Adirondacks, it was built during the "Great Camp" era
- The stake dock on shore has seven dock slips
 - Dock structure rebuilt last year (2025)
 - There is a bubbler system for winter for the stake docks
- There is a large private sandy beach on the north side of the property

BARN

Lot/Location

- The barn is located at the entrance to the property
- There is a drilled well head at the barn

Interior

- The barn has stalls for 4 horses
 - Base of stalls is rubber mats with stone dust under
 - Size of stalls: 4 stalls – 11 x 11
- Hay loft will accommodate 200 bales of hay; dimensions are 35' x 27'
- Wash area for the horses – 8 W x D with drain in floor – hot water
- Office/Grain Room
 - 14'6" W x 11'1" D
 - Built-in grain containers
 - Custom Desk
 - Area for Storage
- ½ bath in the back shed
- Washer and Dryer in back shed

Exterior

- Expansive vinyl fencing and gates
- 4 Paddock areas
 - 128' x 79'
 - 137' x 134'
 - 104' x 85'
 - 63' x 31'
- Shed for storage

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ARENA

Outdoor Riding Arena

Equestrian Jumping Arena is a highly challenging and elegant sport where the rider and horse perform choreographed moves. The Island House Estate has an oversized Outdoor Riding Arena, sized 336' x 221' on the property, a short ride from the barn, located on the west side of Palisades Road.

Additionally, there is a large shed to house the jumping and dressage equipment.

THREE BAY GARAGE

Lot/Location

- Older style two car garage
- Asphalt shingled roof

Interior

- Concrete floors
- Great for storing watercraft in the winter

Exterior

- Asphalt Shingled roof – approx. 20 years old
- White painted clapboard

Mechanics

- No heat or water

Taxes

Tax Map	Description	Tax Type	Annual Amount
55.-1-9	73.10 acres / Vacant Land	County	\$3,066
		School	\$3,252
55.-1-8	110.68 acres / Vacant Land	County	\$1,002
		School	\$1,062
72.5-1-8.2	18.04 acres / Island House -Lakeside House	County	\$17,161
		School	\$18,201
72.5-1-8.1	10.72 acres / Main House	County	\$14,095
		School	\$14,949
	212.54 acres TOTAL		\$72,788
	Total Town/County		\$35,324
	Total School		\$37,464

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Resources

- [The Brant Lake Association](#) , optional membership

Agent to Agent Comments

48 hrs. notice to show; Agent accompanied; Property is in a Trust – no PCD. Attorney is Terry J. Griesmer, Esq., tgriesmer@rlglawny.com, Rowlands, LeBrou & Griesmer, PLLC, 518-250-4264 x309

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MECHANICAL SYSTEMS

SEPTIC SYSTEMS

Septic – five separate septic systems

- Main House has it's own septic system
- Lakeside House and Island House share a leach field (the septic line is pumped under the lake to shore)
- Caretaker has its own septic system
- Barn has it's own septic system
- Lakeside Garage - Septic System / one holding tank – [Hometown Sewer Service](#) pumps it out

WELLS

- Three drilled wells
 - 1st for Main House plus garage apartment
 - 2nd for Lakeside House, Caretaker House, Lakeside Garage and Tennis court water fountain
 - 3rd for Barn, shed

Security System

- Fire alarm system – New York Fire and Signal
 - Connected to the barn and the Lakeside House

Fuel/Propane

- Main House - Propane service provider – Suburban Propane, 2 leased 500-gallon buried tanks
- Lakeside Garage - Pyrofax Energy, Chestertown, 518-494-2428
- Caretaker - Oil

Electrical Meters (4)

1. Main House (rear of garage)
2. Lakeside House
3. Caretaker House
4. Barn

MECHANICAL SYSTEMS

Main House

- 2 Forced hot air furnaces, Propane
 - Lennox (Nov. 2025)
 - Bosch (Aug 2023)
- Air Handler (1 of 2)
 - Goodman Air Handler (2022)
 - Note connected to Amana Heat pump

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- Air Handler (2 of 2)
 - Bosch Air Handler (2023)
 - Note connected to Bosch Heat pump
- Water heaters (3)
 - Bradford White, electric, 80 gal (2006)
 - Bradford White, electric, 119 gal (2007)
 - Bradford White, electric, 50 gal (2006)
- 2 buried Propane tanks, leased (Propane provider – Suburban Propane)
- Generac Emergency Generator, Automatic Stand by (rear of detached garage)
- Central air - 3 condensing units
 - Amana/AC plus Heat pump (2022)
 - Bosch /AC plus Heat pump (2024)
 - York (2007)
- 200-amp electrical service (2) plus 100-amp subpanel (1)
- Well Water
- Septic

Island House

- Electric Heat
- Floor Air Conditioning units (3)
- 200-amp electrical service, with 50-amp subpanel, recently updated
- Bubblers for their dock system
- Water heater, Westinghouse, electric, 80 gal. (2017)
- Lake Water – filtered, on a pump under the house
- Septic line and pump to shoreline and leach field
- Washer and Dryer

Lakeside House

- Electric Heat
- AC Window units
- (2) 200-amp electrical panels
- Well Water
- Septic

Caretaker House

- Utica boiler, oil
- Hook up for generator, portable
- AC Window units

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- 200-amp electrical service
- Drilled well (also for Lakeside house and tennis court)
- Septic system, it's own

BARN

- Electric heat
- Fire alarm system – New York Fire and Signal
- Water Heaters (2)
 - Barn, Reliance, 30 gal., electric, 2018
 - Shed, AO Smith, 66 gal., electric, 1986
- Washer/Dryer in shed
- 100-amp electrical service
- Well Water, drilled well
- Septic system, its own septic system

LAKESIDE GARAGE w/APARTMENT

- Hot Dawg Propane Heater on ceiling in Garage
- Apartment, no heat
- AC Window unit in apartment
- 200-amp electrical service
- Well Water
- Septic – holding tank – pumped out as needed

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